

Conservation Commission Meeting Minutes
April 10, 2013

Members Present: Louis A. Napoli, Chairman, Joseph W. Lynch, Jr. Vice Chairman, Deborah A. Feltovic, John T. Mabon, Sean F. McDonough (arrived 7:50 p. m.) Douglas W. Saal.

Staff Members Present: Jennifer A. Hughes, Conservation Administrator, Donna M. Wedge, Conservation Secretary.

Pledge of Allegiance

Meeting came to Order at: 7:05 PM Quorum Present.

Forest Management Plan Osgood Hill Parcels (General Business item taken out of Order for joint discussion with Trustees of Stevens Estate)

- William Dolan of 12 Bacon Avenue, Martha Larson of 440 Osgood Street, and William Hansen of 103 Bradford Street are present representing the Trustees of the Stevens Estate.
- The Administrator reviews how the new plan was developed with forester Gary Gouldrup. The process included public meetings for citizen input.
- Mr. Dolan spearheaded the project and was assisted by Mr. Manzi of the NACC.
- A motion to grant to support and adopt as proposed the Forest Management Plan is made by Mr. Lynch, seconded by Ms. Feltovic.
- Vote unanimous.
- The Forest Management Plan is approved by Trustees of Stevens Estate present.
- Vote unanimous.

Documents:

- *Stewardship Plan prepared by Conservation Administrator*
- *Forest Management Plan prepared by Gary Gouldrup*

Public Hearings: 7:10 PM

Abbreviated Notice of Resource Area Delineation

242-1585, 0 Turnpike Street (Smolak) (ESS) (cont. from 3/27/13)

- Greg Saab of ESS, 70 Bailey Court, Haverhill, MA is present representing the property owner.
- Administrator describes the ephemeral/potential vernal pool on town owned property abutting the parcel where development is proposed.
- Mr. Saab states all work is proposed outside the 100' buffer zone.
- The NACC discusses the delineation changes made after review by the administrator.
- A motion to grant to issue the ORAD is made by Mr. Lynch, seconded by Ms. Feltovic.
- Vote unanimous.
- *Documents:*

- *Application Checklist- Abbreviated Notice of Resource Area Delineation*
- *WPA Form 4A-Abbreviated Notice of Resource Area Delineation*
- *Fees*
- *Signatures*
- *ANRAD Wetland Fee Transmittal Form*
- *Submittal Requirements*
- *Locus Map*
- *Letter from Basbanes Wetland Consulting dated 2/13/13*
- *Abbreviated Notice of Resource Area Delineation Plan revised date 4/9/13*

Notice of Intent (NOI)

242-1580, 1018 Osgood Street (JFJ Holding, LLC) (MHF Design Consultants, Inc.) (cont. from 3/27/13)

- Mr. Napoli recuses himself (abutter)
- Mark Gross of MHF Design Consultants, Inc. reviews the project to demolish an existing house on the property and construct a one-story Dunkin Donuts with drive thru, parking and stormwater management structures. The project was also filed with the Planning Board for site plan special permit and Watershed Special Permit.
- Administrator states that Eggleston Environmental has finished her review of the project and recommends that the Conservation Commission condition that the owner provides yearly maintenance reports on the sand filter.
- Mr. Gross states that the stormwater management system will attenuate all the increased volume of water off the site. He also discusses the seasonal high water table elevations on the site.
- Mr. Lynch discusses maintenance of the sand filter and asks about discharges to the MassDOT system.
- The NACC discusses sand filter maintenance asks for a list of qualified individuals or firms that can do the work.
- The NACC requests that the O&M plan be included in the Order of Conditions.
- Ms. Feltovic asks about the planting plan and native plants.
- A motion to grant the request for a continuance to April 24, 2013 meeting is made by Mr. Manzi, seconded by Ms. Feltovic.
- Vote unanimous.
- *Documents:*
- *Letter from Eggleston Environmental dated 4/3/13*
- *Proposed Site Development Plans revised dated 4/3/13*

242-1584, 250 Clark Street (KEYW Corporation) (Flight Data, Inc.) (Williams & Sparages) (cont. from 3/27/13)

- Peter Blaisdell of Williams & Sparages distributes a new O&M letter and plan.
- Mr. Blaisdell reviews the rounds of comment letters between his firm and Lisa Eggleston. Ms. Eggleston understands this is a tough site due to high groundwater.
- Mr. Lynch states care of the lease holder got to get done no debris on the runways keep disturbance outside of the 25-foot No-Disturbance zone truck tracking thru the 25-foot

No-Disturbance zone has to stop address parking bio filter unit, No-Salt Areas and No-Snow Stockpiling areas need signs up to prevent the contractor that does the snow plowing on the site.

- Mr. Mabon states the bio filter is an improvement over the swale and states planting plan will have to be native plants.
- Mr. Blaisdell reviews the O&M Plan stating the parking lot would be swept once a year and bio filters cleaned once a year.
- Mr. Manzi states the washing of airplanes on the site or de-icing on the site would not be allowed because de-icing could runoff into the wetland resource areas and cause contamination.
- Mr. Lynch states his concern about the location of snow stockpile areas and states there should be no stockpiling in the bio filter area. He would like to see snow stockpile areas on the plan and wooden guardrail along the new parking lot spaces along the west side of the site.
- Ms. Feltovic ensures that the propane tanks will be located outside the 50' No-Build.
- Mr. Blaisdell states a SWPPP will not be needed because the area of disturbance is below the 1 acre threshold. He also states there is spill containment equipment on site.
- The NACC would like final confirmation from Eggleston Environmental that is satisfied with all of the changes made.
- A motion to grant the request for a continuance to April 24, 2013 meeting is made by Mr. McDonough, seconded by Ms. Feltovic.
- Vote unanimous.
- *Documents*
- *Letter from Williams & Sparages dated 4/3/13*
- *Letter from Williams & Sparages dated 4/10/13*
- *Letter from Eggleston Environmental dated 4/9/13*
- *Letter from Williams & Sparages operation and maintenance plan dated 4/9/13*
- *Layout Plan revised dated 4/10/13*
- *Photo dated 2/5/13*

242-1578, 1193 Great Pond Road (Zaref) (Sanborn Head Associates) (cont from 3/13/13) (Request to cont. to 5/8/13)

- A motion to grant the request for a continuance to the May 8, 2013 meeting is made by Mr. Manzi, seconded by Ms. Feltovic.
- Vote unanimous.
- *Document:*
- *E/Mail from Adam F. Braillard of Prince Lobel Tye, LLP 100 Cambridge Street, Suite 2200, Boston, MA 02114 requesting for a continuance to May 8, 2013 meeting dated 4/3/13*

242-1588, 464 Appleton Street (Carroll) (Christiansen & Sergi, Inc.) (cont. from 3/37/13)

- The Administrator states the project exceeds the amount of disturbance allowed in the Riverfront Area.

- Mr. Christiansen, applicant's representative, states the Rivers Protection Act exempts projects with an approved subdivision plan (prior to 1996). He presents a subdivision approved in 1989 but never built. The proposed roadway would fall partially within the previously approved roadway.
- Mr. Lynch and Mr. Napoli state an accurate delineation of mean high water of Mosquito Brook is needed.
- The NACC discusses the Riverfront Area standards.
- A motion to grant the request for a continuance to the April 24, 2013 meeting is made by Mr. McDonough, seconded by Mr. Lynch.
- Vote unanimous.
- *Documents:*
- *Letter from Christiansen & Sergi, Inc. Riverfront Alternative Analysis dated 3/29/13*
- *Alternative Analysis Plan dated 3/28/13*

242-1590, Great Pond Road (Map 35/Parcel 38) (Sciuto) (Christiansen & Sergi, Inc.)

- Mr. Saal read the legal notice.
- Mr. Christiansen, representative for the applicant, states the proposal is in the No-Disturb Zone to the lake and the applicant applied for and received a variance from the Zoning Board of Appeals. He has also filed with the Planning Board for a Watershed Special Permit. He describes the steep grades on this property and explains a retaining wall will be needed at the rear of the house. He details the special stormwater measures that will be used to infiltrate roof runoff. The driveway is proposed as porous pavement.
- Mr. Mabon states the locus map is incorrect. Mr. Christiansen agrees and will edit.
- A motion to grant the request for a continuance to April 24, 2013 meeting is made by Mr. Lynch, seconded Ms. Feltovic.
- Vote unanimous.
- *Documents:*
- *Application Checklist-Notice of Intent*
- *WPA Form 3-Notice of Intent*
- *General Information*
- *NOI Wetland Fee Transmittal Form*
- *Copy of State & Local Check*
- *Notice of Intent Plan Sheets 1 and 2 of 2*
- *Architectural Street Elevation*
- *USGS Locus Map dated 2/22/13*
- *Certified Abutter's List dated 2/13/13*
- *Notice to Abutter's Form*
- *Site Description*
- *Erosion Control Plan*
- *On site Construction Sequence*
- *Architecture Residential Design Plan dated 2/21/13*
- *Site Plan dated 3/21/13*

242-1583, 120 Holt Road (TBI, Inc.) (Green Seal Environmental, Inc) (cont. from 3/27/13)

- The applicant William Thomson of 210 Holt Road and Gary James of Green Seal Environmental, Inc. are present.
- Mr. James reviews the changes made to the plan including addition of a barrier along the No-Disturb line, soil evaluation information, and a filter strip along the drainage swale. He also discusses ramp construction by scraping 3-4" off the lot area and using that as a base. Lot will be graded and dressed with rap.
- Mr. Lynch asks about the depth of the culvert that runs under the site.
- Mr. James states it is below the swale which is only about 6" deep.
- Mr. Lynch states the rap will become impervious with use.
- Mr. James states it will be scarified and dressed every couple of years. Mr. Thomson confirms that it will be back-bladed.
- Mr. McDonough discusses the alternatives analysis.
- Mr. Lynch discusses the process for cleaning the stream culvert and requests a work description prior to the commencement of this activity.
- Ms. Feltovic asks about the debris piles and is told these will be used in construction of the ramp or removed.
- Mr. Napoli asks about project purpose which is described as vehicle and container storage and to create a link between the two parcels.
- A motion to grant the waiver request is made by Mr. Manzi, seconded by Mr. Lynch.
- Vote unanimous.
- A motion to grant to close and issue a decision within 21 days is made by Mr. Lynch, seconded Mr. Manzi.
- Vote unanimous.
- *Documents:*
- *Letter from Green Seal Environmental, Inc. dated 3/4/13*
- *Form 11-Soil Suitability Assessment for on Site Sewage Disposal dated 4/4/13*

242-1591, 110 Sutton Street (Douglas Mund Design Group) (DGT Survey Group-North Shore) (cont. from 3/27/13)

- The applicant Douglas Mund of Douglas Mund Design Group and Scott Cameron of The Neve-Morin Group, Inc. are present.
- Mr. Cameron reviews his response to the DEP comment on BLSF. A table has been added to the plan to clarify. He also states Natural Heritage is reviewing the filing and have thirty days to make a decision.
- A motion to grant the request for a continuance to April 24, 2013 is made by Mr. Lynch, seconded by Mr. Manzi.
- Vote unanimous.
- *Document:*
- *Site Improvement Plan revised 4/4/13*

General Business: 9:13 PM

242-1474, Modification Request, 99 Ogunquit Road (Lot 5) (Mandalinci) (The Neve-Morin Group, Inc.)

- Al Frizelle, the applicant's representative, presents the changes to the plan including an outdoor BBQ, stone path, sitting wall, paver patio and landscaping.
- The Field Inspector recommends submission of a planting list and erosion controls during construction.
- Mr. Lynch states a planting list must be submitted and erosion controls need to be refreshed. Mr. Lynch states that it is important that this project remain in compliance.
- A motion to grant the modification with submission of a planting plan and installation of refreshed erosion controls is made by Mr. Mabon, seconded by Ms. Feltovic.
- Vote unanimous.
- *Documents:*
- *Letter from The Neve-Morin Group dated 4/1/13*
- *Sketched Plan dated 4/1/13*

242-236, PCOC Request, 337 Appleton Street (Lot 38) (Rogers) (Tomlinson and Hatch, LLC)

- A motion to issue the PCOC for 337 Appleton Street (Lot 38 only) is made by Mr. Mabon, seconded by Ms. Feltovic.
- Vote unanimous.

Decision

242-1587, 20 Anvil Circle

- Administrator reviews the draft Order of Conditions.
- The Commission accepts the Order of Conditions as drafted and amended.
- A motion to grant to accept the Order of Conditions as amended is made by Mr. Lynch, seconded by Ms. Feltovic.
- Vote unanimous.

A motion to adjourn the meeting at: 9:25 PM made by Mr. Manzi, seconded by Mr. Lynch. Vote unanimous.